

"The proposed carport adds 192 square feet to the 1,256 square foot principal structure. The resulting gross floor area with the addition (1,448 s.f.), is less than 150% (1,884 s.f.) and therefore meets the requirements of 8-922 Paragraph 4. As shown hereon, the addition is subordinate in purpose, scale, use, and intent to the principal structure."

Architectural floor plan of a house with various additions and dimensions. The plan includes a main rectangular structure with a central room measuring 46.0' by 26.0'. To the left is a chimney and a brick wall section. To the right is a sunroom with a height of 13.0'± and a concrete area way. The plan also shows a wood deck, a concrete driveway, and a sidewalk. Dimensions for the main structure are 46.0' by 26.0', with a height of 13.8'±. The sunroom is 13.0'± high. The brick wall section is 16.0' wide and 12.0' high. The concrete driveway is 10.0'± wide. The sidewalk is 3.0' wide. The plan also shows a 2.0' eaves area and a 20.0' section. The plan is labeled #5315 and HOUSE DETAIL.

WOOD DECK

SUNROOM HEIGHT = 13.0'±

CONC. AREA WAY

CHIMNEY

A/C

BRICK WALLS

CONCRETE DRIVEWAY

46.0'

HEIGHT = 13.8'±

26.0'

26.0'

3.0'

20.0'

29.0'

2.0' EAVES

SIDEWALK

C/P

#5315

HOUSE DETAIL

LEGEND

A/C = AIR CONDITIONER
U/S = UTILITY SERVICES
W/M = WATER METER
O.H.W. = OVERHEAD WIRES
U/P = UTILITY POLE
C/P = CONCRETE PORCH
I.R.F. = IRON ROD FOUND
I.P.F. = IRON PIPE FOUND
D.H.F. = DRILL HOLE FOUND

NOTES

- 1) THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX ASSESSMENT MAP 0802-02-0222 AND IS CURRENTLY ZONED R-3.
- 2) NO TITLE REPORT FURNISHED; SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THIS PROPERTY.
- 3) THE PROPERTY DELINEATED HEREON IS LOCATED IN A ZONE 'X', AREAS DETERMINED
- 4) ~~REQUIRED INSIDE SUBWATER~~ FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) REVISED: MARCH 5, 1990; COMMUNITY-PANEL NUMBER 515525 0100 D.
- 5) THE PROPERTY IS SERVED BY PUBLIC WATER.
- 6) THE PROPERTY DOES NOT HAVE ANY EXISTING PUBLIC UTILITY EASEMENT 25' OR LARGER. SEE NOTE NUMBER 2.
- 7) THERE ARE NO KNOWN GRAVE SITES ON THE SUBJECT PROPERTY.
- FRONT = 30' (CONVENTIONAL)
- SIDE = 12' (CONVENTIONAL) REAR = 25' (CONVENTIONAL).
- Department RE

Paul A. Garcia
LAND SURVEYOR
6131 SHERBORN LANE
SPRINGFIELD, VIRGINIA 22152-1632
PHONE: 703-866-5911

SCALE: 1" = 40'

OWNER: HUMPHRIES (DB. 11771, PG. 1331)

SPECIAL PERMIT PLAT
LOT 222
SECTION TWO
EDSALL PARK
(D.B. 1472, P.G. 401)
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA